BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0938

To Brewster Bye Architects
5 North Hill Road
Headingley
Leeds
South Yorkshire
LS6 2EN

BREWSTER BYE ARCHITECTS LTD
DATE RECEIVED
11 NOV 2011
KWB | CA | FS | MH | OA
ACTION
FILE

DESCRIPTION Residential development - Erection 30 no. dwellings.
LOCATION Land at Priory Road, Lundwood, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 16 August 2011 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 10th October 2011 (Site Plan: Dwg No: 015/83(02)003 A. Plot Drawings: DWG No: 015/83(02)101 A, 015/83(02)107 A, 015/82(02)106 A, 015/83(02)110 #, 015/83(02)111#, 015/83(02)116#, 015/83(02)115#,015/83(02)114#, 015/83(02)103A, 015/83(02)102A, 015/83(02)113#, 015/83(02)112#, 015/83(02)109A, 015/83(02)108A, 015/83(02)105A, 015/83(02)104A015/83(02)100A), ~~and details submitted within letter dated 25th October 2011 ref: MH/mha/15/83/la.01~~ unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with Core Strategy Policy CSP 29, Design.

Stephen Moralee

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed
Assistant Director, Planning and Regulatory Services

Dated 09 November 2011

Planning and Regulatory Services
PO Box 604, Barnsley, S70 9FE
Telephone: 01226 - 772000
Fax: 01226 - 772591

MH/mha/15/83/la.01

21 October 2011

Steve Kirkham
Strategic Housing Division
Barnsley Metropolitan Borough Council
Westgate Plaza 1
PO Box 603
Barnsley
S70 9FD

Dear Steve

PRIORY ROAD, BARNSLEY

Further to the submission of our Planning Application for the Residential Development at the above site dated 28th July 2011, I am writing with regard to your Core Strategy document on renewable energy CSP5.

During the post-planning submission period we have now had an opportunity to model a number of the proposed House Types on the development in preparation for our Code for Sustainable Homes pre-application consultations and also in relation to the discharge of CSP5.

In modelling two house types we have now carried out SAP ratings for Plot 1 and Plot 28 on the development. These have been modelled with no solar hot water, specialist CO2 reducing boilers, and natural ventilation. We have then calculated the CO2 reduction based on "alpha boilers" with solar hot water and MVHR ventilation.

The calculations conclude the following:

Priory Road Plot No. 1B with alpha boiler solar hot water and MVHR ventilation

Previous total of CO2 kg/year - 1665.78
Reduced total of CO2 kg/year – 1487.66
Improved percentage – 10.69%

Priory Road Plot No. 28B with alpha boiler solar hot water and MVHR ventilation

Previous total of CO2 kg/year - 1769.86
Reduced total of CO2 kg/year – 1538.73
Improved percentage – 13.06%

We have therefore established that using our client's preferred and affordable method of achieving Code for Sustainable Homes Level 3 with the specialist boiler and MVHR ventilation, we can achieve something approaching 13% improvement over CO2 reductions outlined in CSP5.

Our client has requested that we identify these improved percentages to yourselves in relation to CSP5 as we understand your adopted policy requests a 15% reduction in CO2. In our investigations we have noted that in order to carry out any further uplift in the percentage improvement our client would be facing significant costs increases over and above those already taken into account for the solar hot water and MVHR installation.

The inclusion of PV is likely to incur costs in the order of £100,000 for the project and our experience on previous schemes is that a further £80-100,000 would likely be required for the commissioning and installation of a new sub-station as part of the overall development.

I understand that you are close to determining our application and I would request that the above additional costs and the identified percentages noted above are deemed as sufficient to satisfy the CSP5 policy.

I would be grateful if you could contact me should you require any further information regarding our calculations or the costs outlined above. I look forward to hearing from you in the near future.

Yours sincerely

MARK HENDERSON
markh@brewsterbye.co.uk

Cc Linda Gray - Yorkshire Housing
Andrew Gaunt - Bernard William Associates

MH/dkj/15/83/la.01

31 January 2012

Steve Kirkham/Gillian Williams
Strategic Housing Division
Barnsley Metropolitan Borough Council
Westgate Plaza 1
PO Box 603
Barnsley
S70 9FD

Dear Steve and Gillian

PRIORY ROAD, BARNSLEY

Thank you for meeting myself, Linda Gray and Andrew Gaunt on the morning of Wednesday 25 January 2012 to discuss the abnormal costs of the above development.

Further to our meeting I was requested to provide a commentary against a number of the Architectural items, particularly the CO_2 reduction over and above that reached by providing the dwellings at Code for Sustainable Homes Level 3.

As you are aware we wrote to you on 21 October 2011 detailing our supplementary strategy to achieve what we believed were a reasonable level of CO_2 reductions. These ranged between 10.69% and 13.06% and were based on all of the dwellings being installed with Alpha Solar Hot Water Boilers and MVHR Ventilation.

We believed that these were the most economical ways of providing the CO_2 reduction to the units, however, as was detailed on Bernard Williams Associates schedule of abnormals dated 18 January 2012 the cost across the development of these CO_2 reductions was approximately £90,000.

Under the current Code for Sustainable Homes Legislation it is possible to achieve Code for Sustainable Homes Level 3 using traditional construction method with enhanced fabric insulation which would remove the need for providing Solar Hot Water and MVHR Ventilation.

The additional £90,000 in costs for MVHR and Solar Hot Water provides a significant financial burden to the project and coupled with the other items listed below makes the scheme unviable for Yorkshire Housing.

We would therefore request that the condition related to achieve the CO_2 reduction is omitted/relaxed from the Planning Permission dated 9 November 2011.

In addition to the additional costs relating to the percentage reduction in CO_2 a number of other items have also been noted as compromising the financial viability of the scheme, these being as follows:

- Rainwater Harvesting
- Works to Priory Road Resurfacing and Rebuilding in places
- Retaining Walls
- Drainage attenuation, and clean cover system to cap the site

Retaining Walls

In developing the site for housing Brewster Bye Architects have tried to locate the floor levels in the most economic location which best tie in with the existing ground levels and adjacent highway/footways.

In developing the site however we have noted that there will be a number of substantial retaining walls running across the site in various locations as well as the need to introduce split level units to make the best possible use of the Topography of the site. In addition raised terrace/patio areas have also been introduced to ensure that back gardens remain at a level which can be of use to the occupant for amenity space.

This has added substantial costs to the development.

The cost of the retaining walls is around £60,000.

A number of contractors have also expressed their concern regarding the amount of resurfacing and rebuilding works required to Priory Road. Whilst it was always noted that the existing footways would require rebuilding it has become apparent that substantial areas of Priory Road require extensive resurfacing and rebuilding to allow readoption at a level acceptable to highways.

Further details can be provided if they are needed as I was not intending to do any more work on this at this stage.

Our client would be grateful if you would consider the above items and the attached schedule.

I look forward to hearing from you regarding the above.

Yours sincerely

MARK HENDERSON

markh@brewsterbye.co.uk

Cc Linda Gray – Yorkshire Housing
Andrew Gaunt – Bernard Williams Associates

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